

2.1 INSTRUCTIONS

- 2.1.1 This Article governs the interpretation of the Leander Sector Map for property owners in the S-2, S-3, and CD Sectors, and those in the S-1 and S-4 Sectors choosing to use the SmartCode. Sections 2.5 et seq. prescribe the Community Unit types permitted in each Sector.
- 2.1.2 The Sector Map integrates the largest practical geographic area, overlapping property lines as necessary.
- 2.1.3 Sectors are comprised of open space and growth areas. Growth areas are intended for the development of Community Units, prescribed in Article 3 and Article 4, which in turn are comprised of Transect Zones, whose elements are prescribed in Article 5.

2.2 SEQUENCE OF SECTOR DETERMINATION

[Intentionally left blank]

2.3 (O-1) PRESERVED OPEN SECTOR

[Intentionally left blank]

2.4 (O-2) RESERVED OPEN SECTOR

[Intentionally left blank]

2.5 (S-1) EDGE SECTOR

- 2.5.1 The Edge Sector is assigned to areas that have unique natural features such as steep slopes, riparian corridors, etc. that have value as open space yet are subject to development, and are not close enough to transit or existing walkable communities to be appropriate for more urban patterns.
- 2.5.2 Within the Edge Sector, communities in the pattern of Clustered Land Development (CLD or hamlet) or Traditional Neighborhood Development (TND or village) shall be permitted by right.
- 2.5.3 In the S-1 Edge Sector, the Composite Zoning Ordinance is also available by right. If the SmartCode is elected, it shall be applied in its entirety for the project, and not mixed with the other code.

2.6 (S-2) GENERAL SECTOR

- 2.6.1 The General Sector is assigned to the areas of Leander that can support mixed use by virtue of proximity to an existing or planned thoroughfare, proximity to Old Town, or adjacency to the Transit Sector.
- 2.6.2 Within the General Sector, only communities in the pattern of Traditional Neighborhood Development (TND or village) shall be permitted by right.

2.7 (S-3) TRANSIT SECTOR

- 2.7.1 The Transit Sector is assigned to the approximate area within a fifteen-minute walk of the Leander rail station. The S-3 Sector can support substantial mixed use by virtue of proximity to existing regional thoroughfares and transit.
- 2.7.2 Within the Transit Sector, only communities in the pattern of Regional Center Development (RCD or town center) shall be permitted by right.

2.8 (S-4) OLD TOWN SECTOR

- 2.8.1 The Old Town Sector is mapped with Transect Zones for the existing urbanized center of Leander. Article 5 of this Code is available as an option for infill development and Substantial Modifications for property owners in the S-4 Sector. See Section 5.6.5

[temporarily below] for use incentives specific to the S-4 Sector.

- 2.8.2 The Composite Zoning Ordinance is also available as an option.
- 2.8.3 Property owners assembling more than [5 acres] and electing to use the SmartCode shall submit an Infill Plan under Article 4.

2.9 (CD) CONVENTIONAL DEVELOPMENT SECTOR

- 2.9.1 The Conventional Development Sector allows conventional single-use development with some basic frontage standards for the possibility of future succession to a walkable community. See Article 5, Section 5.14 for these standards.
- 2.9.2 Conventional Development designations are assigned to two types of areas:
 - (a) locations adjacent to Highway 183A that are conducive to commercial and mixed use auto-oriented development patterns and
 - (b) edge locations that already have conventional auto-dependent residential development in or near them.
- 2.9.3 The provisions of the Composite Zoning Ordinance shall remain applicable to the CD Sector. When in conflict with the CD Sector standards of this Code, the SmartCode standards shall prevail.

(ARTICLE 5 proposed language)

5.6.5 SPECIFIC FUNCTIONS ADDITIONAL TO THE S-4 OLD TOWN SECTOR

- This subsection applies only to properties in the S-4 Old Town District electing to use the SmartCode Article 5 for the applicable Transect Zone.
- a. Cottage Industry is permitted by right in all Transect Zones in the principal building or an accessory building.
 - b. One Accessory Unit is permitted by right in all Transect Zones in the principal building or an accessory building.